

February 02, 2024

BSE Limited Corporate Services, Piroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001 Listing: http://listing.bseindia.com	National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex, Bandra (East), Mumbai 400051 Listing: https://neaps.nseindia.com/NEWLISTINGCORP/
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Re:

Security	BSE	NSE	ISIN
Equity Shares	532313	MAHLIFE	INE813A01018

Dear Sir / Madam,

Sub: Outcome of Board Meeting held on February 02, 2024

Pursuant to the provisions of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirement) Regulations, 2015 ["Listing Regulations"], we wish to inform you that the Board of Directors at its meeting held today, February 02, 2024, from 03:15 pm (meeting adjourned today from 09:00 am) to 05:35 pm, inter alia, has approved Unaudited Standalone and Consolidated Financial Results for 3rd Quarter and nine months ended on December 31, 2023;

Accordingly, we are enclosing following:

- a) A copy of Unaudited Standalone and Consolidated Financial Results for the 3rd Quarter and nine months ended on December 31, 2023 and
- b) Limited Review Report on Standalone and Consolidated Financial Results of the Company for the 3rd Quarter and nine months ended on December 31, 2023, issued by Statutory Auditors, M/s. Deloitte Haskins & Sells LLP.

The results will be available on the website of Stock Exchanges on the link www.nseindia.com and www.bseindia.com and on the website of the Company at <https://www.mahindralifespaces.com/>.

Kindly take note of the above.

Thanking you,

Yours faithfully,
For Mahindra Lifespace Developers Limited

Bijal Parmar
Assistant Company Secretary & Compliance Officer
ACS-32339

Encl.: a/a

**INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM STANDALONE
FINANCIAL RESULTS**

**TO THE BOARD OF DIRECTORS OF
MAHINDRA LIFESPACE DEVELOPERS LIMITED**

1. We have reviewed the accompanying Statement of Standalone Unaudited Financial Results of **MAHINDRA LIFESPACE DEVELOPERS LIMITED** ("the Company"), for the quarter and nine months ended December 31, 2023 ("the Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India (ICAI). A review of interim financial information consists of making inquiries, primarily of the Company's personnel responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **DELOITTE HASKINS & SELLS LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)



Ketan Vora
(Partner)
(Membership No. 100459)
(UDIN: 24100459BKFAPO6285)

Place: Calicut
Date: February 2, 2024

Mahindra Lifespace Developers Limited

CIN - L45200MH1999PLC118949

Tel.: 022-67478600 Website: www.mahindralifespaces.com

Registered Office :- Mahindra Towers, 5th Floor, Worli, Mumbai - 400018

Statement of Standalone Unaudited Financial Results For The Quarter and Nine Months Ended 31st December, 2023

(Rs. in lakhs)

Particulars	Quarter Ended			Nine Months Ended		Year Ended
	31.12.2023 Unaudited	30.09.2023 Unaudited	31.12.2022 Unaudited	31.12.2023 Unaudited	31.12.2022 Unaudited	31.03.2023 Audited
1 Revenue from operations	206	743	17,452	1,614	22,212	47,191
2 Other income	809	4,235	1,098	6,324	8,727	15,621
3 Total income (1+2)	1,015	4,978	18,550	7,938	30,939	62,812
4 Expenses:						
a) Cost of sales						
- Construction expenses incurred	32,422	12,979	61,480	58,191	1,01,507	1,16,186
- Changes in inventories of work-in-progress and finished goods	(32,394)	(12,386)	(46,514)	(56,320)	(81,800)	(75,808)
- Operating expenses	19	10	470	41	560	1,146
b) Employee benefits expense	2,167	1,877	1,612	5,996	5,254	6,922
c) Finance costs	31	24	254	440	554	851
d) Depreciation and amortization expenses	375	271	263	877	752	966
e) Other expenses	2,248	1,998	1,983	6,158	5,247	9,930
Total expenses	4,868	4,773	19,548	15,383	32,074	60,193
5 Profit / (loss) before exceptional items and tax (3-4)	(3,853)	205	(998)	(7,445)	(1,135)	2,619
6 Exceptional items (Refer note 4)	-	-	6,673	2,291	12,437	12,437
7 Profit / (loss) before tax after exceptional items (5+6)	(3,853)	205	5,675	(5,154)	11,302	15,056
8 Tax expense/(credit):						
a) Current tax	-	-	-	-	-	-
b) Deferred tax	(970)	53	(318)	(1,874)	(355)	(69)
9 Profit / (loss) after tax (7-8)	(2,883)	152	5,993	(3,280)	11,657	15,125
10 Other comprehensive income						
Items that will not be reclassified to profit or loss						
- Remeasurements of the defined benefit liabilities (net of taxes)	-	-	-	-	-	1
11 Total comprehensive income / (loss) (9+10)	(2,883)	152	5,993	(3,280)	11,657	15,126
12 Paid-up equity share capital (Face value of Rs.10/- each)	15,497	15,497	15,461	15,497	15,461	15,467
13 Other equity (excluding revaluation reserves) as at balance sheet date						1,45,809
14 Earnings per equity share (Face value of Rs. 10/- each) (Rs.)*						
a) Basic	(1.86)	0.10	3.88	(2.12)	7.54	9.78
b) Diluted	(1.86)	0.10	3.86	(2.12)	7.50	9.77

* Basic and Diluted EPS for all periods, except year ended 31.03.2023 are not annualised.

Reporting of segment wise revenue, results & segment assets / liabilities

(Rs. in lakhs)

Particulars	Quarter Ended			Nine Months Ended		Year Ended
	31.12.2023 Unaudited	30.09.2023 Unaudited	31.12.2022 Unaudited	31.12.2023 Unaudited	31.12.2022 Unaudited	31.03.2023 Audited
1 Segment revenue (Revenue from operations)						
a) Projects, project management and development	73	645	17,291	1,286	21,648	46,530
b) Operating of commercial complexes	133	98	161	328	564	661
Total	206	743	17,452	1,614	22,212	47,191
2 Segment results						
a) Projects, project management and development	(167)	(497)	1,168	(1,783)	(80)	1,886
b) Operating of commercial complexes	-	3	93	3	373	391
Total segment results	(167)	(494)	1,261	(1,780)	293	2,277
Less : Other unallocable (income) / expenditure (net) excluding interest below (Includes exceptional item)	3,655	(723)	(4,668)	2,934	(11,563)	(13,630)
Less : Unallocable interest	31	24	254	440	554	851
Total profit / (loss) before tax	(3,853)	205	5,675	(5,154)	11,302	15,056
3 Segment assets						
a) Projects, project management and development	3,28,541	2,94,378	2,58,726	3,28,541	2,58,726	2,70,250
b) Operating of commercial complexes	4,134	4,183	2,331	4,134	2,331	2,016
Total segment assets	3,32,675	2,98,561	2,61,057	3,32,675	2,61,057	2,72,266
c) Unallocated corporate assets	52,157	42,254	51,192	52,157	51,192	43,315
Total assets	3,84,832	3,40,815	3,12,249	3,84,832	3,12,249	3,15,581
4 Segment liabilities						
a) Projects, project management and development	2,24,369	1,74,915	1,46,914	2,24,369	1,46,914	1,46,443
b) Operating of commercial complexes	266	281	682	266	682	173
Total segment liabilities	2,24,635	1,75,196	1,47,596	2,24,635	1,47,596	1,46,616
c) Unallocated corporate liabilities	5,369	7,991	6,721	5,369	6,721	7,689
Total liabilities	2,30,004	1,83,187	1,54,317	2,30,004	1,54,317	1,54,305

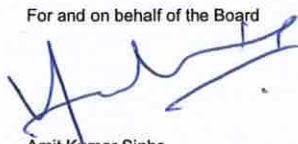


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Notes:

- 1 The above results have been reviewed by the Audit Committee and approved by the Board of Directors of the Company at their respective meetings held on February 02, 2024. The unaudited financial results for the quarter and nine months ended December 31, 2023 have been subjected to limited review by the statutory auditors.
- 2 The standalone financial results of the Company have been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India.
- 3 During nine months ended December 31, 2023, pursuant to exercise of stock options by eligible employees under ESOS, the paid up equity share capital has gone up by Rs 30.01 lakhs due to allotment of 3,00,060 shares, of which 1,800 shares aggregating Rs 0.18 lakhs were allotted during quarter ended December 31, 2023.
- 4 The financial results of the Company includes exceptional item of Rs 2,291 lakhs for nine months ended December 31, 2023 from its Joint Venture Company, Mahindra Homes Private Limited (MHPL), which is executing residential project at NCR. The Tower B project of Luminare had a successful launch and there were increase in sales velocity and prices. Pursuant to above, the Company has evaluated the carrying value of its investment and on the basis of estimated Net Present Value of forecasted cash flows expected to be generated by MHPL, has reversed the impairment loss.
- 5 Given the nature of the activities being carried out by the Company, the financial results for the quarter / period is not representative of the operations for the year.
- 6 As per Ind AS 108 'Operating Segment', the Company has reported Segment Information for below segments :
 - a. Projects, Project Management and Development
 - b. Operating of Commercial ComplexesFor the purpose of this, the Managing Director is the Chief Operating Decision Maker.
- 7 Previous period / year figures have been regrouped wherever found necessary, to conform to current period / year classification.

For and on behalf of the Board



Amit Kumar Sinha
Managing Director & CEO
DIN: 09127387



Place: Mumbai

Dated : 02nd February, 2024



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**INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM
CONSOLIDATED FINANCIAL RESULTS**

**TO THE BOARD OF DIRECTORS OF
MAHINDRA LIFESPACE DEVELOPERS LIMITED**

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of **MAHINDRA LIFESPACE DEVELOPERS LIMITED** ("the Parent") and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group"), and its share of the net profit after tax and total comprehensive income of its associates and joint ventures for the quarter and nine months ended December 31, 2023 ("the Statement") being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India (ICAI). A review of interim financial information consists of making inquiries, primarily of Parent's personnel responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under Section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

4. The Statement includes the results of the following entities:

Name of the Entity	Relationship
Mahindra Lifespace Developers Limited	Parent Company
Anthurium Developers Limited	Subsidiary Company
Industrial Township (Maharashtra) Limited	Subsidiary Company
Knowledge Township Limited	Subsidiary Company
Mahindra Infrastructure Developers Limited	Subsidiary Company
Mahindra World City (Maharashtra) Limited	Subsidiary Company
Mahindra Water Utilities Limited	Subsidiary Company
Rathna Bhoomi Enterprises Private Limited	Subsidiary Company
Moonshine Construction Private Limited	Subsidiary Company

Deep Mangal Developers Private Limited	Subsidiary Company
Mahindra Bloomdale Developers Limited	Subsidiary Company
Mahindra Happinest Developers Limited	Joint Venture
Mahindra Industrial Park Private Limited	Joint Venture
Mahindra World City (Jaipur) Limited	Joint Venture
Mahindra Homes Private Limited	Joint Venture
Mahindra Inframan Water Utilities Private Limited	Joint Venture
Mahindra World City Developers Limited	Joint Venture
Mahindra Industrial Park Chennai Limited	Joint Venture
Mahindra Construction Company Limited	Associate
Mahindra Knowledge Park Mohali Limited	Associate
Ample Parks And Logistics Private Limited (formerly known as AMIP Industrial Parks Private Limited)	Associate
Ample Parks Project 1 Private Limited (formerly known as Interlayer 2 Warehousing Private Limited)	Associate
Ample Parks Project 2 Private Limited (formerly known as Interlayer Three Warehousing Private Limited)	Associate

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 7 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. We did not review the interim financial information/ financial results of one subsidiary included in the Statement, whose interim financial information/ financial results reflect total revenues of Rs. 7,357.92 lakhs and Rs. 16,249.55 lakhs for the quarter and nine months ended December 31, 2023 respectively, total net profit after tax of Rs. 2.88 lakhs and Rs. 963.20 lakhs for the quarter and nine months ended December 31, 2023 respectively, total comprehensive income of Rs. 2.88 lakhs and Rs. 963.20 lakhs for the quarter and nine months ended December 31, 2023 respectively as considered in the Statement. The Statement also includes the Group's share of profit after tax of Rs. 9,488.31 lakhs and Rs. 9,849.33 lakhs for the quarter and nine months ended December 31, 2023 respectively and total comprehensive income of Rs. 9,488.31 lakhs and Rs. 9,849.33 lakhs for the quarter and nine months ended December 31, 2023 respectively as considered in the Statement, in respect of two joint ventures, whose interim financial information/ financial results have not been reviewed by us. These interim financial information/ financial results have been reviewed by other auditors whose reports have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiary and joint ventures, is based solely on the reports of the other auditors and the procedures performed by us as stated in paragraph 3 above.

Our conclusion on the Statement is not modified in respect of these matters.

7. The Statement includes the interim financial information/financial results of eight subsidiaries which have not been reviewed by their auditors, whose interim financial information/ financial results reflect, total revenue of Rs. Nil lakhs and Rs. Nil lakhs for the quarter and nine months ended December 31, 2023 respectively, total profit after tax of Rs. 24.53 lakhs and Rs. 82.29 lakhs for the quarter and nine months ended December 31, 2023 respectively, total comprehensive income of Rs. 24.53 lakhs and Rs. 82.29 lakhs for the quarter and nine months ended December 31, 2023 respectively as considered in the Statement. The Statement also includes the Group's share of loss after tax of Rs. 344.40 lakhs and Rs. 920.84 lakhs for the quarter and nine months ended December 31, 2023 respectively and total comprehensive loss of Rs. 344.40 lakhs and Rs. 920.84 lakhs for the quarter and nine months ended December 31, 2023 respectively as considered in the Statement, in respect of five associates and two joint ventures, based on their interim financial information/ financial results which have not been reviewed by their auditors. According to the information and explanations given to us by the Management, these interim financial information are not material to the Group.

Our Conclusion on the Statement is not modified in respect of our reliance on the interim financial information certified by the Management.

For **DELOITTE HASKINS & SELLS LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)



Ketan Vora

Partner

Membership No. 100459

UDIN: 24100459BKFAPP8546

Place: Calicut

Date: February 2, 2024

Mahindra Lifespace Developers Limited
CIN - L45200MH1999PLC118949

Tel.: 022-67478600 Website: www.mahindralifespaces.com

Registered Office :- Mahindra Towers, 5th Floor, Worli, Mumbai - 400018

Statement of Consolidated Unaudited Financial Results for the Quarter and Nine Months Ended 31st December, 2023

(Rs. in Lakhs)

Particulars	Quarter Ended			Nine Months Ended		Year Ended
	31.12.2023 Unaudited	30.09.2023 Unaudited	31.12.2022 Unaudited	31.12.2023 Unaudited	31.12.2022 Unaudited	31.03.2023 Audited
1 Revenue from operations	8,199	1,777	18,690	19,780	35,124	60,661
2 Other income	678	793	1,124	2,672	3,806	5,295
3 Total income (1+2)	8,877	2,570	19,814	22,452	38,930	65,956
4 Expenses:						
a) Cost of sales						
- Construction expenses incurred	34,810	14,744	53,863	63,603	98,848	1,15,668
- Changes in inventories of work-in-progress and finished goods	(27,630)	(13,788)	(38,853)	(45,908)	(69,302)	(65,566)
- Operating expenses	60	15	470	162	690	1,276
b) Employee benefits expense	2,369	2,082	1,887	6,590	6,083	7,917
c) Finance costs	33	24	329	478	755	1,091
d) Depreciation and amortization expenses	382	311	343	991	910	1,220
e) Other expenses	2,488	2,215	2,465	7,033	7,079	12,377
Total expenses	12,512	5,603	20,504	32,949	45,063	73,983
5 Loss before exceptional items, share of profit / (loss) of associates, joint ventures and tax (3-4)	(3,635)	(3,033)	(690)	(10,497)	(6,133)	(8,027)
6 Exceptional items	-	-	3,398	-	6,780	6,780
7 Profit / (loss) before share of profit / (loss) of associates, joint ventures and tax (5+6)	(3,635)	(3,033)	2,708	(10,497)	647	(1,247)
8 Share of profit of joint ventures and associates	7,544	57	565	10,068	9,527	11,813
9 Profit / (loss) before tax (7+8)	3,909	(2,976)	3,273	(429)	10,174	10,566
10 Tax expense/(credit):						
a) Current tax	87	81	117	249	278	353
b) Deferred tax	(1,180)	(1,164)	(254)	(3,360)	(333)	(70)
11 Profit / (loss) after tax (9-10)	5,002	(1,893)	3,410	2,682	10,229	10,283
12 Other comprehensive Income						
Items that will not be reclassified to profit or loss						
- Remeasurements of the defined benefit liabilities (net of taxes)	-	-	-	-	-	2
13 Total comprehensive income / (loss) (11+12)	5,002	(1,893)	3,410	2,682	10,229	10,285
Attributable to:						
Owners of the parent	4,998	(1,895)	3,321	2,676	10,088	10,143
Non controlling interest	4	2	89	6	141	142
14 Of the total comprehensive income / (loss) above, Profit / (loss) for the period attributable to:						
Owners of the parent	4,998	(1,895)	3,321	2,676	10,088	10,141
Non controlling interest	4	2	89	6	141	142
15 Of the total comprehensive income / (loss) above, Other comprehensive income / (loss) attributable to:						
Owners of the parent	-	-	-	-	-	2
Non controlling interest	-	-	-	-	-	-
16 Paid-up equity share capital (Face value of Rs. 10/- each)	15,497	15,497	15,461	15,497	15,461	15,467
17 Other equity (excluding revaluation reserves) as at balance sheet date						1,65,110
18 Earning per share (Face value of Rs. 10/- each) (Rs.)*						
a) Basic	3.23	(1.22)	2.15	1.73	6.53	6.56
b) Diluted	3.22	(1.22)	2.14	1.73	6.49	6.55

* Basic and Diluted EPS for all periods, except year ended 31.03.2023, are not annualised.

Reporting of segment wise revenue, results & segment assets / liabilities

(Rs. in Lakhs)

Particulars	Quarter Ended			Nine Months Ended		Year ended
	31.12.2023 Unaudited	30.09.2023 Unaudited	31.12.2022 Unaudited	31.12.2023 Unaudited	31.12.2022 Unaudited	31.03.2023 Audited
1 Segment revenue (Revenue from operations)						
a) Projects, project management and development	8,066	1,679	18,529	19,452	34,560	60,000
b) Operating of commercial complexes	133	98	161	328	564	661
Total	8,199	1,777	18,690	19,780	35,124	60,661
2 Segment results						
a) Projects, project management and development	7,598	(563)	2,407	8,602	10,309	14,945
b) Operating of commercial complexes	-	3	93	3	373	391
Total segment results	7,598	(560)	2,500	8,605	10,682	15,336
Less : Other unallocable (income) / expenditure (net) excluding interest below (Includes exceptional item)	3,655	2,392	(1,102)	8,555	(247)	3,679
Less : Unallocable interest	34	24	329	479	755	1,091
Total profit / (loss) before tax	3,909	(2,976)	3,273	(429)	10,174	10,566
3 Segment assets						
a) Projects, project management and development	3,66,853	3,30,270	3,07,771	3,66,853	3,07,771	3,17,881
b) Operating of commercial complexes	4,134	4,183	2,331	4,134	2,331	2,016
Total segment assets	3,70,987	3,34,453	3,10,102	3,70,987	3,10,102	3,19,897
c) Unallocated corporate assets	52,154	42,253	48,574	52,154	48,574	41,176
Total assets	4,23,141	3,76,706	3,58,676	4,23,141	3,58,676	3,61,073
4 Segment liabilities						
a) Projects, project management and development	2,37,400	1,93,413	1,70,611	2,37,400	1,70,611	1,72,616
b) Operating of commercial complexes	266	281	682	266	682	173
Total segment liabilities	2,37,666	1,93,694	1,71,293	2,37,666	1,71,293	1,72,789
c) Unallocated corporate liabilities	5,366	7,990	6,721	5,366	6,721	7,691
Total liabilities	2,43,032	2,01,684	1,78,014	2,43,032	1,78,014	1,80,480



Notes:

- 1 The above results have been reviewed by the Audit Committee and approved by the Board of Directors of the Parent company at their respective meetings held on February 02, 2024. The unaudited consolidated financial results for the quarter and nine months ended December 31, 2023 have been subjected to limited review by the statutory auditors.
- 2 These results include the result of subsidiaries viz. (i) Mahindra Infrastructure Developers Ltd (ii) Mahindra World City (Maharashtra) Ltd (iii) Knowledge Township Ltd (iv) Mahindra Bloomdale Developers Ltd (v) Industrial Township (Maharashtra) Ltd (vi) Anthurium Developers Ltd (vii) Mahindra Water Utilities Ltd (viii) Deepmangal Developers Private Ltd (ix) Mahindra Integrated Township Ltd (upto December 30, 2022), (x) Mahindra Residential Developers Ltd (upto December 30, 2022) (xi) Moonshine Construction Private Ltd (xii) Rathna Bhoomi Enterprises Private Ltd consolidated using line by line consolidation method under Ind AS.
- These results also include the result of joint venture entities and associates viz. (i) Mahindra World City Developers Ltd (ii) Mahindra World City (Jaipur) Ltd (iii) Mahindra Industrial Park Private Ltd (iv) Mahindra Industrial Park Chennai Ltd (v) Mahindra Homes Private Ltd (vi) Mahindra Happinest Developers Ltd (vii) Mahindra Knowledge Park Mohali Ltd (viii) Mahindra Inframan Water Utilities Private Ltd (ix) Ample Parks and Logistics Private Ltd (formerly known as AMIP Industrial Parks Private Ltd) (x) Ample Parks Project 1 Private Ltd (formerly known as Interlayer Two Warehousing Private Ltd) (w.e.f. September 04, 2023) (xi) Ample Parks Project 2 Private Ltd (formerly known as Interlayer Three Warehousing Private Ltd) (w.e.f. September 04, 2023) (xii) Mahindra Construction Company Ltd Consolidated as per equity accounting under Ind AS 28.
- 3 The consolidated financial results of the Company have been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India.
- 4 During nine months ended December 31, 2023, pursuant to exercise of stock options by eligible employees under ESOS, the paid up equity share capital has gone up by Rs 30.01 lakhs due to allotment of 3,00,060 shares, of which 1,800 shares aggregating Rs 0.18 lakhs were allotted during quarter ended December 31, 2023.
- 5 Given the nature of the activities being carried out by the company, the financial results for the quarter/period is not representative of the operations for the year.
- 6 As per Ind AS 108 'Operating Segment', the group has reported Segment Information for below segments :
a. Projects, Project Management and Development
b. Operating of Commercial Complexes
For the purpose of this, the Managing Director is the Chief Operating Decision Maker.
- 7 The Standalone Financial results for the quarter and nine months ended December 31, 2023 are summarized below and detailed financial report is also available on the Stock Exchange website, www.nseindia.com, www.bseindia.com and Company's website www.mahindralifespaces.com.
Company's website www.mahindralifespaces.com.

Particulars	Quarter Ended			Nine Months Ended		(Rs.in Lakhs)
	31.12.2023	30.09.2023	31.12.2022	31.12.2023	31.12.2022	Year ended
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	31.03.2023 Audited
Total Income (Including Other Income)	1,015	4,978	18,550	7,938	30,939	62,812
Profit/(Loss) before tax after exceptional items	(3,853)	205	5,675	(5,154)	11,302	15,056
Profit/(Loss) after tax	(2,883)	152	5,993	(3,280)	11,657	15,125

- 8 Previous period / year figures have been regrouped wherever found necessary, to conform to current period / year classification.

For and on behalf of the Board


Amit Kumar Sinha
Managing Director & CEO
DIN: 09127387



Place: Mumbai
Dated : 02nd February, 2024



MLD